

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2998	Case Officer:	Katherine Williams
Application Type:	Householder Application		
Proposal:	Construction of rear single-storey extension, external and internal alterations, general repair and conservation works to main house. Demolition of existing outbuilding and construction of replacement carport building.		
Site:	West House Farm, Henfield Road, Albourne, Hassocks, West Sussex, BN6 9DE, ,		
Validation Date	21 Nov 2025	Overall Expiry Date:	26 Feb 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	4 Mar 2026
Target Date:	16 Jan 2026	Recommending Officer Signature:	Katherine Williams

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	4 Mar 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2998

**West House Farm, Henfield Road, Albourne, Hassocks, West Sussex, BN6 9DE,
Construction of rear single-storey extension, external and internal alterations, general repair and
conservation works to main house. Demolition of existing outbuilding and construction of
replacement carport building.
Mr Edward Owens**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

Conservation Officer - No objection following amendments, recommends conditions

Tree Officer - No objection, recommend condition

Ecological Consultant - No objection, recommend conditions

PARISH COUNCIL OBSERVATIONS

Albourne Parish Council has no objections to this application, but the listed tree which is proposed for felling should be replaced if the felling is approved.

INTRODUCTION

Construction of rear single-storey extension, external and internal alterations, general repair and conservation works to main house. Demolition of existing outbuilding and construction of replacement carport building.

RELEVANT PLANNING HISTORY

DM/25/2999 - Construction of rear single-storey extension, external and internal alterations, general repair and conservation works to main house. Demolition of existing outbuilding and construction of replacement carport building. Under Consideration

DM/25/3028 - Proposed demolition of modern farm buildings. Extension and conversion of existing barn to dwelling house. Conversion of existing stable building to ancillary accommodation. Construction of replacement stables, games room outbuilding, and a bike, bin and storage outbuilding'. Under Consideration

DM/25/3040 - Proposed demolition of modern farm buildings. Extension and conversion of existing barn to dwelling house. Conversion of existing stable building to ancillary accommodation. Construction of replacement stables, games room outbuilding, and a bike, bin and storage outbuilding'. Under Consideration

SITE AND SURROUNDINGS

The application property is located off the western side of Henfield Road, within the countryside, and is accessed by an extended private driveway.

The property consists of a detached two storey dwelling positioned to the north-west corner of the curtilage of the property. The dwelling is Grade II listed and dates back to the late 18th early 19th century and consists of a brick-built farmhouse. The driveway continues along the northern side of the dwelling

leading to a collection of barns and equestrian buildings and facilities. The main barn is a 18th century Grade II listed weather boarded barn with open barns on either side and enclosed paddock to the rear.

There are a number of footpaths within the locality which provides public views of the proposal, including a footpath that runs parallel with the access drive from Henfield Road, crosses the driveway and extends along the northern boundary of the site and then along the northern side of the haybarns at the far west of the site.

APPLICATION DETAILS

The proposed single storey rear extension would have a width and depth of some 5.7 metres and 5 metres and would be connected to the existing single storey project and rear elevation of the main dwelling. This extension would have a flat roof with a perimeter parapet with an overall height of some 3 metres.

The proposal includes a number of internal alterations including removal of the internal subdividing walls to existing rear projection, inclusion of W.C. in existing kitchen, subdivision of first floor bathroom to create an ensuite bathroom and separate bathroom, and replacement of ground floor window on the northern elevation to a door and window.

The proposal also includes the replacement of the existing outbuilding to the rear of the dwelling with a double carport, which would have a width and depth of some 6.5 metres and 6.3 metres, with a pitched hipped roof with an overall height and eaves height of approximately 4.8 metres and 2.5 metres.

The proposal also includes widening of the existing driveway to the north of the property along with repair works to the drive up to the highway.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocation DPD and Albourne Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

- DP12 - Protection and Enhancement of Countryside
- DP21 - Transport
- DP26 - Character and Design
- DP34 - Listed Buildings and Other Heritage Assets
- DP37 - Trees, Woodland and Hedgerows
- DP38 - Biodiversity

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Albourne Neighbourhood Plan (made September 2016)

Relevant policies:

ALC1 - Countryside - Conserving and Enhancing Character

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the Policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

DPN1 - Biodiversity, Geodiversity and Nature Recovery

DPN2 - Biodiversity Net Gain

DPN4 - Trees, Woodland and Hedgerows

DPB1 - Character and Design

DPB2 - Listed Buildings and Other Heritage Assets

DPT4 - Parking and Electric Vehicle Charging Infrastructure

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Planning Policy Framework (NPPF) (December 2024)

National Planning Policy Guidance

Other Planning Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Design and Impact on the Listed Building
- Impact on neighbouring properties
- Impact on parking provision
- Ecology
- Trees
- Biodiversity Net Gain

Design and Impact on the Listed Building

S.66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

Paras 205, 212-215 of the NPPF state:

'205. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Policy DP34 of the District Plan is relevant and states:

'Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;*
- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*

- Special regard is given to protecting the setting of a listed building;
- Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.'

Policy DP12 requires development to protect the intrinsic character and beauty of the countryside.

Policy DP26 of the Mid Sussex District Plan states:

"All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
 - *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
 - *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
 - *protects open spaces, trees and gardens that contribute to the character of the area;*
 - *protects valued townscapes and the separate identity and character of towns and villages;*
 - *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP27);*
 - *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
 - *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
 - *positively addresses sustainability considerations in the layout and the building design;*
 - *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- optimises the potential of the site to accommodate development."*

Principle DG11 of the Mid Sussex Design Guide states: *'Heritage assets and historic landscapes should be celebrated, enhanced and preserved where appropriate, for the enjoyment of existing and future residents. Where appropriate and providing it does not cause harm to the heritage assets or their setting, they should be carefully integrated into development proposals as they help to reinforce a sense of place and local identity.'*

Elsewhere new development should generally reflect the scale of adjacent areas and the settlement context within which it is located to deliver a coherent and consistent urban fabric. There may be potential to introduce a new character / development form and massing:

- *On larger urban extensions; this will typically be within the middle of the site and associated with a new neighbourhood centre, spine road or the main open space.*
- *In town centre locations defined as coarse grain areas and nearby sites identified on the brownfield sites register.'*

The Council's Conservation Officer has been consulted on the application and has provided the following initial comments:

'West House Farm is a historic farmstead located in a rural position outside Albourne. The farmstead includes a Grade II listed farmhouse, which dates originally from the late 17th- early 18th century, with a second parallel range and rear wing added in the late 17th/early 19th century, a Grade II listed weatherboarded barn of the mid-late 17th century, and a number of other ancillary buildings which are predominantly ranged around a series of yards to the south-west of the house. These include a late 18th century stable which would be regarded as curtilage listed. The farmstead is recorded in the West Sussex Historic Farmstead and Landscape Character Assessment as a historic farmstead of the post-Medieval period.'

...

Based on the revised information contained within the Heritage Statement accompanying the application I now have concerns regarding the loss of historic fabric from the south elevation of the late 18th/early 19th century rear wing, in particular the potential impact on the elongated ventilation windows, which are an important evidentiary feature relating to the wing's original use. The Heritage Statement suggests that nibs and a downstand would be retained, but it was not clear if the downstand would include the windows- this seems unlikely given the levels involved. I would like to see a sectional detail at this stage to demonstrate the relationship of the addition with the existing building, so that the impact on the fabric of the structure including these windows is fully understood.

Also externally it is proposed to replace a window to the north elevation of the house with a door and sidelight. Although some loss of late 18th/early 19th century fabric will be involved, it is suggested that this part of the elevation has been previously altered, and the window itself is uPVC. In the context of the more sympathetic design and materials of the door and side window now proposed the aspect of the proposal is considered on balance acceptable.

Additional external works include removal of cementitious pointing with lime-based mortar, with replacement of damaged bricks on a like-for-like basis, replacement of the roof covering, and repairs and repointing of chimney stacks. Subject to detail which could be reserved by condition these works constitute beneficial repair of the listed building.

It is also proposed to replace modern uPVC windows to the house with painted timber casements incorporating slimline double glazing. Surviving historic casements are to be retained and repaired, and the detailing matched in the replacement windows. This aspect of the proposal is also considered beneficial to the special interest of the building, subject to detail which could be reserved by condition.

Internally, works are proposed at both levels of the farmhouse, and within the rear wing. To the house itself, at ground floor it is proposed to create a WC within the main room to the late 18th/early 19th century range, by insertion of partitioning and opening up of a doorway into the hall. Although this will have some impact on plan form and fabric it is a relatively minor intervention and is on balance considered acceptable.

At first floor, concerns were raised at pre-application stage regarding the level of intervention proposed arising from provision of ensuite bathrooms. As submitted, within bedroom two to the rear range an ensuite is retained, and although the size of this has been reduced it is now combined with adjacent built-in storage, so that the impact on the floor plan and fabric of the room concerned is if anything greater than previously shown. Within the earlier front range, the proposal has been amended to remove one new opening previously proposed between bedroom 3 and its ensuite. However, the subdivision of the central room remains as previously shown. The impact on the floor plan and fabric of the front range remains in my opinion unacceptable. Built in storage is also shown to the two bedrooms within the 17th century range of the house- this would represent a further unjustified impact on the room plan and fabric and should be omitted in favour of free-standing wardrobes (this also applies to bedroom 4). This aspect of the proposal requires further reconsideration- I would reiterate that the provision of this number of ensuite bathrooms within a listed building of this relatively modest scale is likely to prove over ambitious.

Also internally to the house it is proposed to remove modern gypsum and cement-based finishes to walls and ceilings, retaining and repairing historic fabric where it is found, and introducing breathable lime finishes where modern work is removed. Subject to detail this work is considered beneficial to the special interest of the building.

Within the rear wing it is proposed to remove modern partitioning, opening the space up into what is assumed to be its original volume. This is not considered contentious. In light of our better understanding of the original use of the wing and the key surviving features which contribute to an understanding of this I would however like to receive further detail of the proposal in respect of both the roof/roof timbers internally, and of the flooring, to ensure that these significant elements are appropriately treated. This further detail should include any works considered necessary for the introduction or upgrading of insulation to the walls, floor and roof.

Within the setting of the house, it is proposed to demolish an existing modern outbuilding and construct a double car port. The existing building is not of special architectural or historical interest and makes at best a neutral contribution to the settings of the farmhouse and historic farmstead. Its loss is not considered contentious. The proposed replacement car port is larger than the building to be removed and set slightly forward of it, so that it will be more visually prominent in views of the farmhouse from the adjacent entrance driveway. It is however of an appropriate form and design, and subject to detail which could be reserved by condition is not considered to detract from the settings or significances of the adjacent heritage assets.

The proposal also includes a slight widening of the entrance track adjacent to the house and creation of a further car parking space adjacent to the car port. Subject to detail, this aspect of the proposal is not considered contentious. New hard surfacing should be sympathetic to the rural nature of the context- this also applies to any work which may be envisaged to the length of the entrance driveway to the northeast of the house, which is not currently in good condition in some areas. Upgrading of the drive does not appear to be part of the application, but the nature of any work including materials should be carefully considered in terms of the impact on the setting of the farmstead. It would be helpful if the applicant could confirm their intentions in this respect.

In summary, although the proposal has been revised following pre-application and is in some respects acceptable, even beneficial in terms of the impact on the special interest of the listed building, other aspects raise concerns in terms of the impact on the plan form or fabric of the building. Further information and/or revision of the proposal is required to address these concerns, to ensure that the special interest of the building is preserved, in order to meet the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.'

Following these comments amended plans have been provided which includes the removal of the first floor built in storage, an ensuite bathroom, permeable materials and plaster to the single storey extension along with further information regarding other concerns raised. These details, along with further details submitted regarding works to the existing driveway, are considered acceptable by the Conservation Officer subject to conditions.

The proposed alterations and extension to the dwellinghouse and the proposed garage building are considered to be of a size, form and design that would in proportion and appropriate to the character and appearance of the building. The property is some distance from the highway but is visible from public footpaths which extend around the property. The proposal would respect the significance of the listed building and its setting as well as retaining the rural character of the area.

Officers therefore agree with the comment made by the Conservation Officer and subject to suitable conditions, the proposal would not have an impact on the character and appearance of the area or the special interest of the listed building.

Impact on neighbouring properties

DP26 of the Mid Sussex District Plan seeks to ensure that development '*does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);'*

The closest neighbouring property is Little Copyhold, Henfield Road which is some 200 metres from the application property. Given the separation distance it is considered that the proposal would not cause harm to the amenities of neighbouring residential properties.

Impact on parking provision

The proposal would create 3 No. parking spaces for the property. The WSCC guidance requires a 4 bed dwelling in this locality to provide a minimum of 2.7 parking spaces. The proposal is considered to provide sufficient parking for a property of this size and complies with policy DP21 of the Mid Sussex District Plan.

Ecology

Policy DP38 of the Mid Sussex District Plan states:

'Biodiversity will be protected and enhanced by ensuring development:

- *Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and*
- *Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and*
- *Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and*
- *Promotes the restoration, management and expansion of priority habitats in the District; and*
- *Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.*

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.

Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.'

Paragraph 193 of the NPPF states:

'When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.'*

The Council's Ecologist has been consulted on the application and has provided the following comments:

'We have reviewed the Ecological Impact Assessment (Ecosupport Ltd, October 2025) to the likely impacts of development on designated sites, protected and Priority species & habitats and identification of appropriate mitigation measures.

We are satisfied that there is sufficient ecological information available to support determination of this application.

The Ecological Impact Assessment (Ecosupport Ltd, October 2025) identified the on-site buildings as containing high potential for roosting bats. However, the three bat emergence surveys confirmed no evidence of roosting bats within the building. As a result, the applicant's ecologist has only recommended wildlife sensitive lighting measures to avoid impacts upon bats which are known to be present within the local area, if the scheme requires external lighting. As a result, we recommend that a wildlife sensitive lighting condition is secured as a condition of any consent, if external lighting is required, which is in line with the recommendations contained within the Ecological Impact Assessment.

This provides certainty for the LPA of the likely impacts on designated sites, protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

The mitigation measures identified in the Ecological Impact Assessment (Ecosupport Ltd, October 2025) should be secured by a condition of any consent and implemented in full. This is necessary to conserve and enhance protected and Priority species particularly those recorded in the locality.

However, please note that we have no comments to make on Great Crested Newt, as we have been instructed to leave this to the NatureSpace Partnership on request by the Council.

With regard to mandatory biodiversity net gains, it is highlighted that applications are required to deliver a mandatory 10% measurable biodiversity net gain, unless exempt under paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024. As a result, we are satisfied that this application is exempt from mandatory biodiversity net gains, as the development meets the householder exemption.

However, we do support the proposed reasonable biodiversity enhancements for protected, Priority and threatened species, which have been recommended to secure net gains for biodiversity, as outlined under Paragraph 187d and 193d of the National Planning Policy Framework (December 2024). Reasonable biodiversity enhancement measures are a separate matter to mandatory biodiversity net gains and the finalised details should be outlined within a separate Biodiversity Enhancement Strategy to be secured as a condition of any consent.

This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006 (as amended) and delivery of mandatory Biodiversity Net Gain.

Impacts will be minimised such that the proposal is acceptable, subject to the conditions below based on BS42020:2013.'

Nature Space have not been consulted on the application as the proposal does not meet the consultation requirements.

It is therefore considered that the proposal is acceptable on ecology terms subject to conditions. It is therefore considered that this proposal would also comply with the aims of policy DP38 of the Mid Sussex Plan and the NPPF.

Trees

Mid Sussex District Plan policy DP37 states:

'The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- *incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- *prevents damage to root systems and takes account of expected future growth; and*
- *where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and*
- *has appropriate protection measures throughout the development process; and*
- *takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and*
- *does not sever ecological corridors created by these assets.*

Proposals for works to trees will be considered taking into account:

- *the condition and health of the trees; and*
- *the contribution of the trees to the character and visual amenity of the local area; and*
- *the amenity and nature conservation value of the trees; and*
- *the extent and impact of the works; and*
- *any replanting proposals.*

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.'

The Tree Officer has been consulted on the application and raises no objection subject to a condition. It is therefore considered that the proposal would be acceptable in terms of policy DP37 of the Mid Sussex District Plan.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. As a householder application this development is exempt from the requirement to provide biodiversity net gain.

CONCLUSION

In conclusion, the proposal is considered to be appropriate in terms of the impact to the listed buildings and character of the locality; and would not cause harm the amenities of neighbouring properties and acceptable in terms of parking provision, ecology and trees. Therefore the proposal complies with Mid Sussex District Plan policies, DP12, DP21, DP26, DP34, DP37 and DP38, the relevant provisions of the NPPF, and the Listed Building and Conservation Area (LBCA) Act 1990. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Katherine Williams